

AGENDA ITEM NO. 9:15 am #1

COUNCIL MEETING 05-21-09

APPROVED BY _____

DEPARTMENT DIRECTOR _____

CITY MANAGER  _____

DATE: May 21, 2009

FROM: BRUCE A. RUDD, Assistant City Manager
City Manager's Office

RANDALL COOPER, Director 
PARCS Department

BY: KELLY S. RIDDLE, Economic Development Coordinator
City Manager's Office

SUBJECT: APPROVE DESIGN REVISIONS TO EATON PLAZA MASTER PLAN

KEY RESULT AREA
ONE FRESNO

RECOMMENDATION

Staff recommends that the City Council approve recommended design revisions to the Eaton Plaza Master Plan.

EXECUTIVE SUMMARY

The "Eaton Plaza Phases 2-4" project is one of several PARCS Bond projects approved by Council on April 29, 2008. The design for Phases 2-4 are currently in progress and a team of highly qualified design professionals have been assigned to this project, including the landscape architectural firm, Design Lab 252, Inc. During the course of the design process it was brought to the City's attention that newly enacted legislation, AB 1881, The Water Conservation in Landscaping Act, goes into effect on January 1, 2010, which requires refinements to the original landscape design. In addition, staff is also making other recommended changes to the design that better incorporate existing conditions, current uses and preservation of the existing Crape Myrtle trees.

BACKGROUND

On April 29, 2008, the Council approved a series of new park projects that will be funded through the collection of impact fees assessed on new residential construction. Prior to Council's approval, staff worked with an architectural firm and local stakeholders to develop a site plan for the Eaton Plaza improvement project, which was subsequently approved by the Council on August 31, 2004. On May 7, 2009, staff met with several members of the original stakeholders group to present and discuss recommended revisions to the existing plan. Staff received very favorable reviews of the proposed changes and has incorporated some additional suggestions recommended by the group. Exhibits A1-A3 and B1-B3 illustrate the final recommended changes to the adopted master plan. These changes include:

1. Removal of the redwood grove located near the Water Tower restrooms, northeast corner of the site.
2. Removal of the existing Camphor tree grove located on the northwest corner of the site.
3. Removal of the two annual garden beds.
4. Combine the fountain pump building and restroom building and relocate to the north side of the west lawn.
5. Add 2' permeable strip between turf and concrete surfaces.
6. Add a temporary annual flower bed where the proposed art sculpture is located.
7. Relocate existing Crape Myrtle trees into two rows bordering the 'N' Street sidewalk along the west side of the park.

FISCAL IMPACT

The recommended design changes will have no negative fiscal impact to the project budget.

Attachments:

1. Exhibits A1, A2, & A3, Adopted Eaton Plaza Master Plan with proposed removals and relocation of specific features.
2. Exhibit B1, B2 & B3 Recommended Master Plan Design Changes
3. Exhibit C, August 31, 2004 Council Staff Report

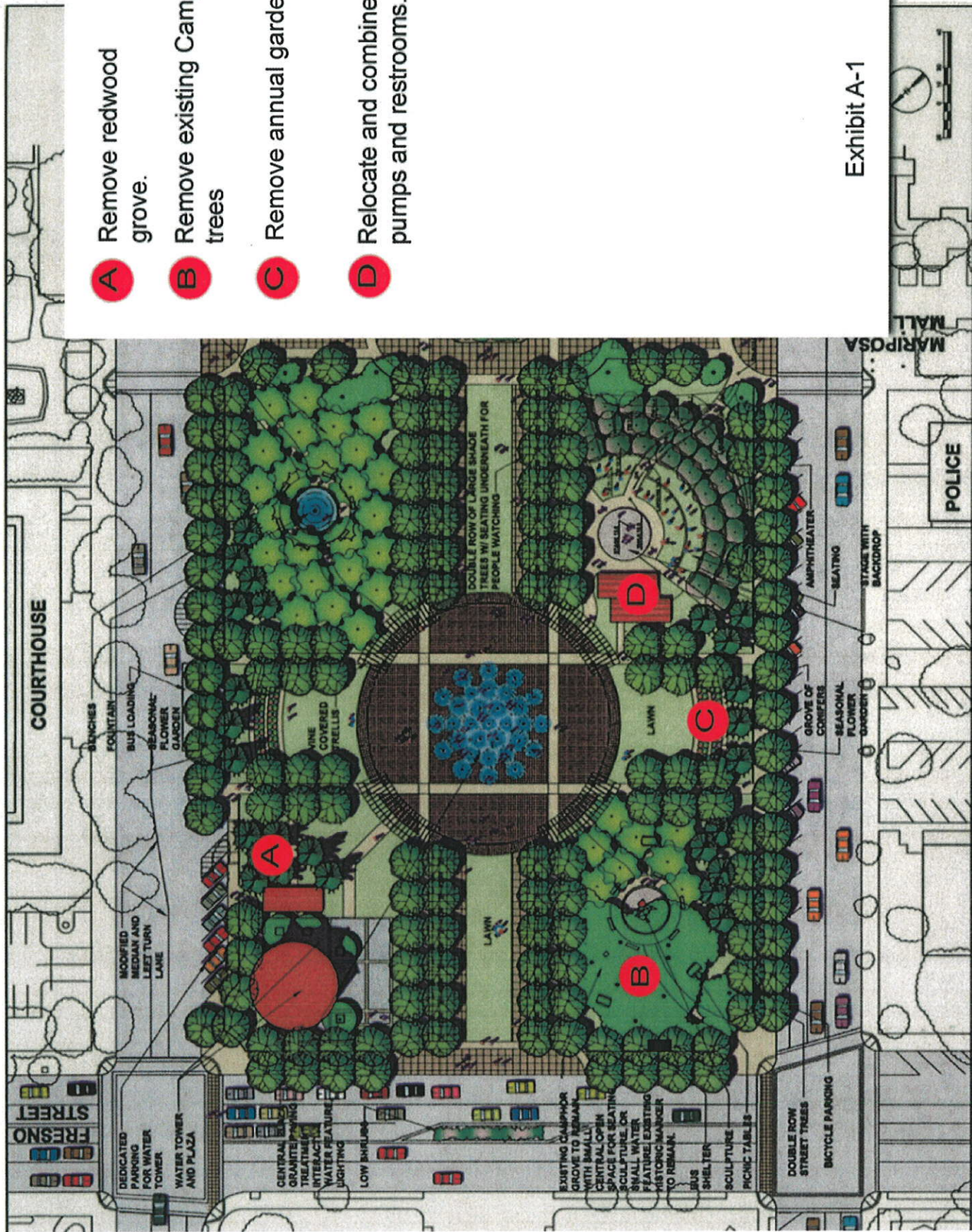


Exhibit A-1



EXHIBIT A-2

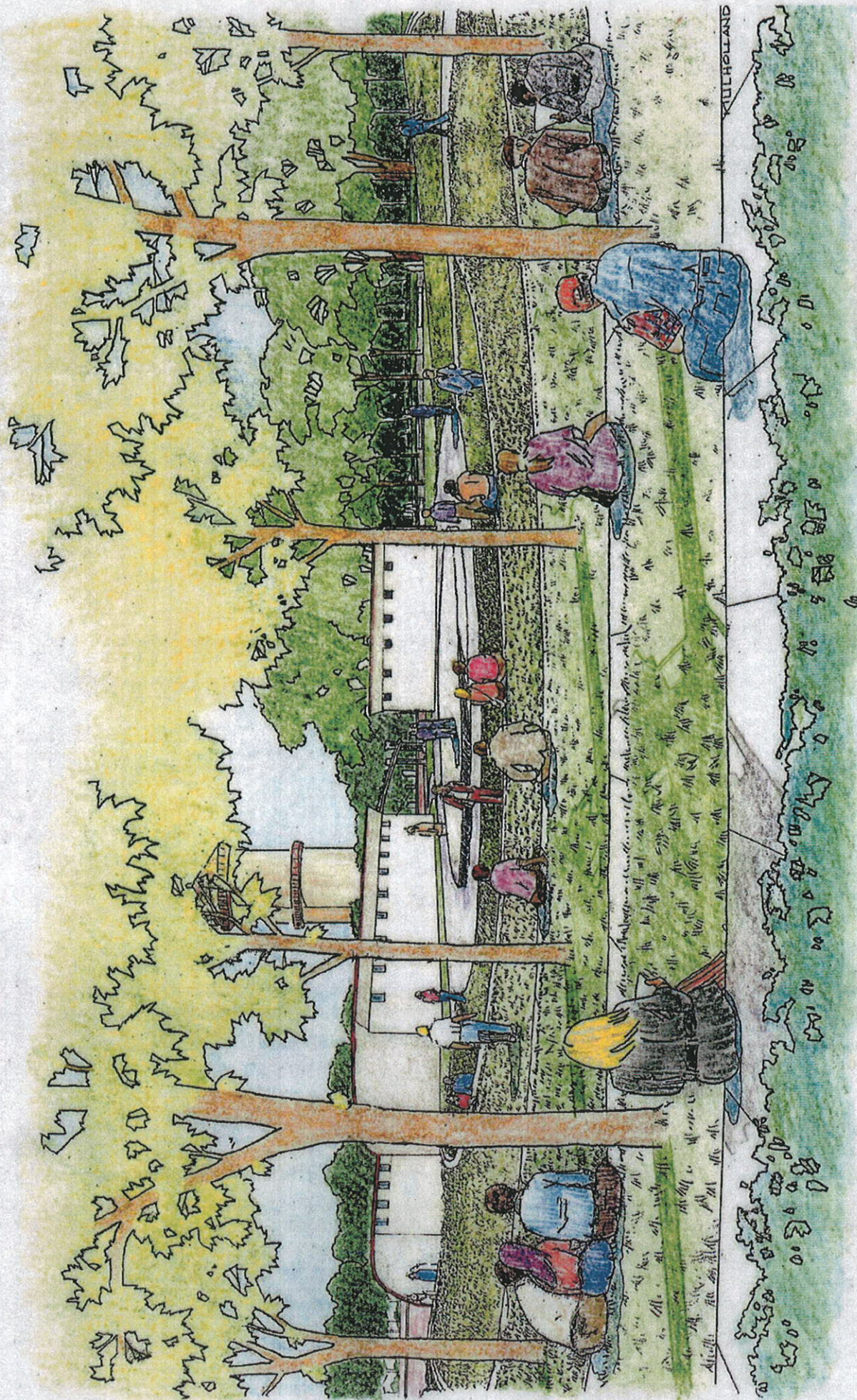


EXHIBIT A-3



A Proposed decomposed granite banding around turf areas

B Temporary annual beds

C Relocated pump room and restrooms

D Relocated Grape Myrtles

Exhibit B-1



Decomposed granite banding

Exhibit B-2

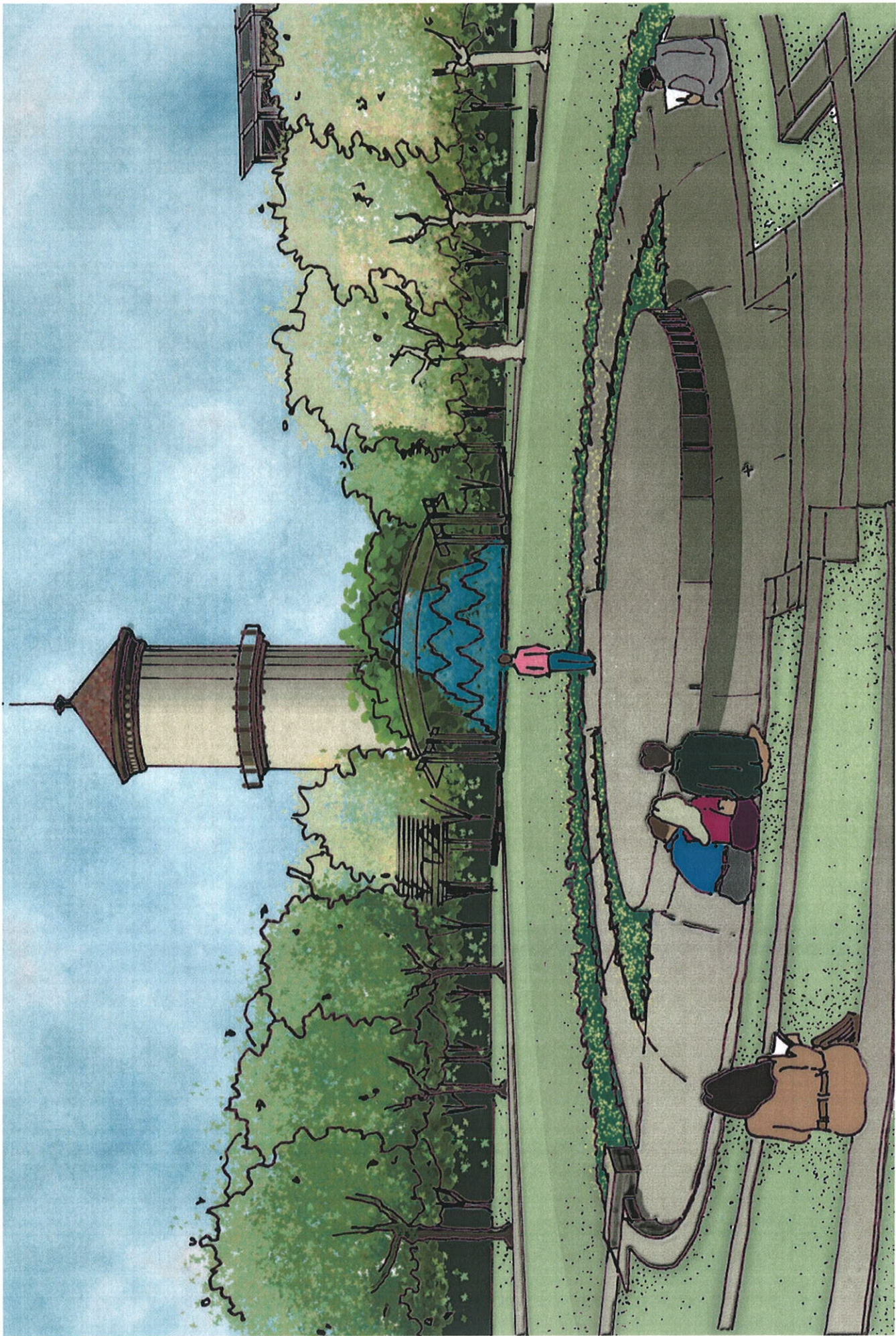


Exhibit B-3



REPORT TO THE CITY COUNCIL

WOOD

AGENDA ITEM NO.

8/31/04

COUNCIL MEETING

APPROVED BY

DEPARTMENT DIRECTOR

CITY MANAGER

August 31, 2004

FROM: MICHAEL T. KIRN, Interim Director
Public Works Department

RICHARD PUTNAM, Interim Director
Parks, Recreation and Community Services Department

BY: LEROY MILAVICH, MANAGEMENT ANALYST III
Parks, Recreation and Community Services Department

SUBJECT: APPROVE EATON PLAZA MASTER PLAN AND PHASE ONE CONSTRUCTION
PROJECT AND AMEND AND REVISE RELATED CIVIC CENTER AND
GENERAL PLAN DOCUMENTS

RECOMMENDATIONS

Staff recommends that the City Council:

1. Amend the 1966 Civic Center Master Development Plan, 1984 Central Area Community Plan, 1966 Fulton/Lowell Specific Plan, 1998 Fulton Redevelopment Plan, and the 2025 Fresno General Plan to incorporate the proposed Eaton Plaza Master Plan; and
2. Direct staff to proceed with preparation of all Eaton Plaza Phase One construction and bid documents, advertise for bids, and present the most responsive and responsible proposal to Council for approval.

EXECUTIVE SUMMARY

On June 18, 2002, the City Council approved an appropriation of \$750,000 from the California Safe Neighborhood Parks, Clean Water, Clean Air, and Coastal Protection Bond Act of 2000 for the Eaton Plaza Master Plan and Phase One Construction Project (Eaton Plaza Plan). Staff from the Parks, Recreation and Community Services and Public Works Departments, with assistance from the Redevelopment Agency and Fresno Revitalization Corporation, prepared and issued a Notice For Professional Services for "Request For Qualifications" (RFQ); and on June 24, 2003, Council authorized staff to negotiate and enter into a professional services agreement with MPA Design (MPA) to prepare the Eaton Master Plan documents. Working with a citizens group of civic, business and governmental leaders (Stakeholders), with strong ties to the Downtown Area, MPA prepared and presented several conceptual schematics to the Stakeholders and the general public at Open House meetings. An informal vote was taken at these meetings resulting in support for a single Eaton Master Plan proposal (Exhibit A), and an accompanying Phase One construction proposal, which provides for a 300+/- seat

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Professional Services Agreement for Eaton Plaza Phase One

August 31, 2004

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amphitheater, irrigation, and turf and shade trees (Exhibit B). MPA was directed to finalize these plan documents for review and approval by the City Council. MPA was also directed to prepare a five-year implementation plan for presentation to Council. The plan includes preliminary phasing for full build-out and cost estimates for each additional development phase (Exhibit C). Upon Council approval, final drawings and bid documents will be prepared for Phase One construction and the project advertised for bid proposals. A construction budget of approximately \$500,000 is available. The most responsive and responsible bid proposal will be presented to the Council for award. Staff estimates that Phase One construction will be completed by December, 2005.

BACKGROUND

On June 18, 2002, the City Council approved an appropriation of \$750,000 from the California Safe Neighborhood Parks, Clean Water, Clean Air, and Coastal Protection Bond Act of 2000 for the Eaton Plaza Master Plan and Phase One Construction Project. Anticipated improvements resulting from Phase One efforts include preparation of a master development plan for the entire Eaton Plaza site and initial phased Master Plan construction improvements.

Staff from the Parks, Recreation and Community Services and Public Works Departments and the Redevelopment Agency prepared a Notice For Professional Services for "Request For Qualifications" (RFQ). The RFQ was released on January 13, 2003 with a submittal deadline of February 14, 2003.

The RFQ scope of work provided for a multi-disciplinary consultant team to provide Urban Planning, Architectural, Civil Engineering, Traffic Engineering, Structural Engineering, Landscape, and other design services as follows:

1. Review existing information and documents related to Eaton Plaza, including existing on-street and off-street parking in and adjacent to Eaton Plaza, current inventories of parking spaces in the general area, and work with Public Works Transportation Manager to determine the future parking needs in the Civic Center Plan Area, review existing curb and street grades, location of utility lines and other pertinent information.
2. Prepare a conceptual design including but not limited to (a) the review of historical information on Eaton Plaza, (b) a general concept plan, (c) site visitations, (d) contact with private and public individuals regarding Eaton Plaza, (e) conduct public meetings and develop alternative concepts based upon public input. Finally, the Consultant is expected to recommend the best alternative to the City Council for approval.
3. Prepare designs for potential revisions in peripheral streets and sidewalks, evaluate traffic circulation on peripheral streets, design paved and/or landscaped plaza areas and other landscaping that will enhance existing landscaping, grass, paved areas, and the Water Tower area.
4. Prepare Phase One design and construction drawings, along with bid and related implementation documents.

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A project interview panel was formed, comprised of staff from the Parks, Recreation and Community Services Department, Public Works Department, Redevelopment Agency, and Fresno Revitalization Corporation, along with a private citizen with extensive knowledge and background in urban design and land use planning.

Consultant selection interviews were held on April 10, 2003 with the subsequent selection of MPA Design. The selection of MPA was based upon the firm's knowledge of the project site in relationship to the surrounding current and proposed land uses, past experience in the design of public plazas, and ability to work with diverse citizen groups to reach consensus for the improvement of high profile public open spaces such as Eaton Plaza.

On June 24, 2003, Council authorized staff to negotiate and enter into an agreement with MPA to prepare the Eaton Plaza Master Plan.

On September 24, 2003, MPA conducted the first of several design review meetings with staff and Stakeholders to discuss land use design concepts for Eaton Plaza and associated impacts upon vehicle circulation, parking, pedestrian access and movement, and Phase One construction. The meeting was attended by 38 Stakeholders.

A second Stakeholders meeting, attended by 35 people, was held on December 1, 2003. MPA presented five Master Plan alternatives with estimates of construction cost, a local Sculptor's alternative with estimate of construction cost, and the 1966 Eaton Plaza Master Plan with estimate of current construction cost, for review comparison and discussion. Also, a detailed discussion occurred regarding current and future traffic circulation and parking needs. The meeting concluded with the selection of three favored but modified alternatives. MPA was directed to revise the selected alternatives and present them at the upcoming Public Open House meetings to obtain further public participation and input.

The first Public Open House meeting took place on January 26, 2004 at the Veterans Memorial Auditorium. Approximately 50 people attended one or both of the two sessions held that day—one at 12:00 noon to 2:00 p.m. and another from 3:00 p.m. to 6:00 p.m. Participants had the opportunity to discuss each of the three favored alternatives with MPA and City staff and cast their vote for the most favored alternative.

On February 2, 2004, staff attended the Edison/Southwest Fresno Citizens Planning Advisory Committee meeting to present and discuss the Eaton Plaza Master Plan proposals. The Committee voted unanimously to support preparation and implementation of the Eaton Plaza Master Plan.

On May 19, 2004, the Veterans Memorial Auditorium hosted the third Stakeholders meeting, attended by 22 people, from 11:00 a.m. to 12:30 p.m., followed by the second Public Open House, attended by 28 people, from 3:00 p.m. to 6:00 p.m. At these sessions, MPA and City staff presented the final proposals for the Eaton Plaza Master Plan (Exhibit A) and Phase One construction, which will develop the southwest corner of Eaton Plaza by constructing a 300+/- seat amphitheater and installing irrigation, turf and shade trees (Exhibit B). A construction budget of approximately \$500,000 is available. The overall reception at both sessions to the proposals was very positive.

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Professional Services Agreement for Eaton Plaza Phase One

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Staff directed MPA to finalize the selected Eaton Plaza Master Plan and Phase One construction design drawings and prepare a five-year implementation plan for presentation to the City Council. The plan includes a schematic design and cost estimates for each additional construction phase of the project (Exhibit C).

FISCAL IMPACT

Adoption of the Eaton Plaza Master Plan and Phase One Construction Project will be fully funded by the California Safe Neighborhood Parks, Clean Water, Clean Air, and Coastal Protection Bond Act of 2000 and will not adversely impact the City's General Fund. Funding for subsequent development phases will occur with a combination of funding from State, Federal, Foundation and Corporate grant resources, private donations, and local resources as they become available. Additional maintenance resources will be required as phased development of the Master Plan occurs. Phase One construction, estimated to cost \$500,000, will require an additional .25 staff year, at an annual cost of approximately \$10,000, to maintain the amphitheater, irrigation, turf and trees. Upon completion of all Master Plan improvements, the full-time equivalent of 1.50 staff years, costing approximately \$60,000 annually, will be necessary to fully maintain the plaza. Potential revenue from special events taking place at Eaton Plaza could offset part of the increased maintenance cost.

jk

Eaton Plaza Master Plan, Phase One
8-25-04

Attachments: Exhibit A, Proposed Eaton Plaza Master Plan
Exhibit B, Proposed Phase One Construction Design
Exhibit C, Phasing Plan for Full Build-Out

FRESNO STREET

COURTHOUSE

O STREET

DEDICATED
PARKING
FOR WATER
TOWER
AND PLAZA

MODIFIED
MEDIAN AND
LEFT TURN
LANE

BENCHES
FOUNTAIN
BUS LOADING
SEASONAL
FLOWER
GARDEN

CENTRAL PLAZA
GRANITE PAVING
TREATMENT
INTERACTIVE
WATER FEATURE,
LIGHTING

LOW SHRUBS

EXISTING
ENTRY
PLAZA

MEMORIAL
AUDITORIUM

EXISTING CAMPFIRE
GROVE TO REMAIN,
WITH SMALL
CENTRAL OPEN
SPACE FOR SEATING
SCULPTURE OR
SMALL WATER
FEATURE. EXISTING
HISTORIC MARKER
TO REMAIN.

BUS
SHELTER
SCULPTURE
PICNIC TABLES

DOUBLE ROW
STREET TREES

BICYCLE PARKING

N STREET

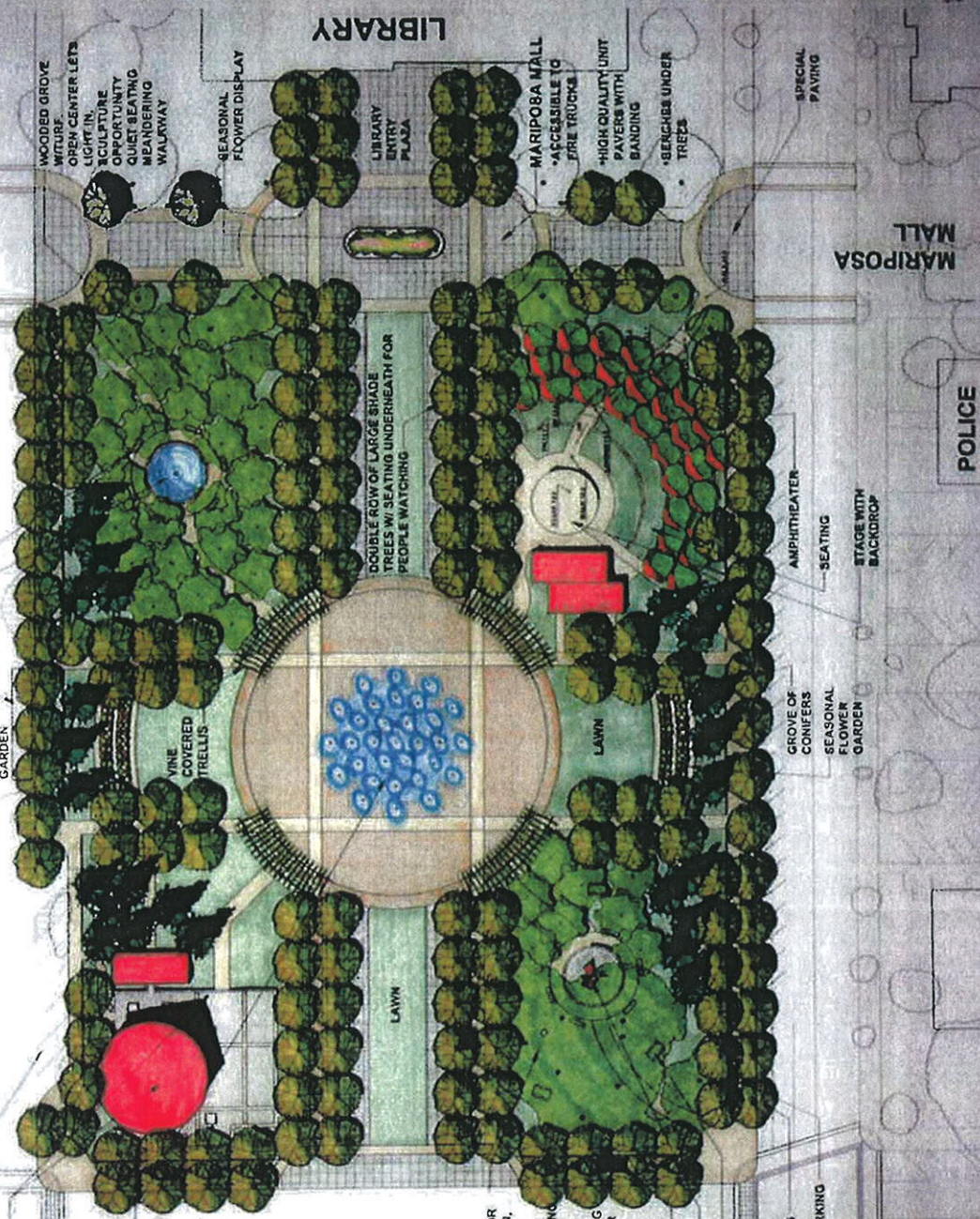


Exhibit C

EATON PLAZA
MASTERPLAN
(EXHIBIT A-1)

AUGUST 31, 2004

MPA Design





EXHIBIT A-3

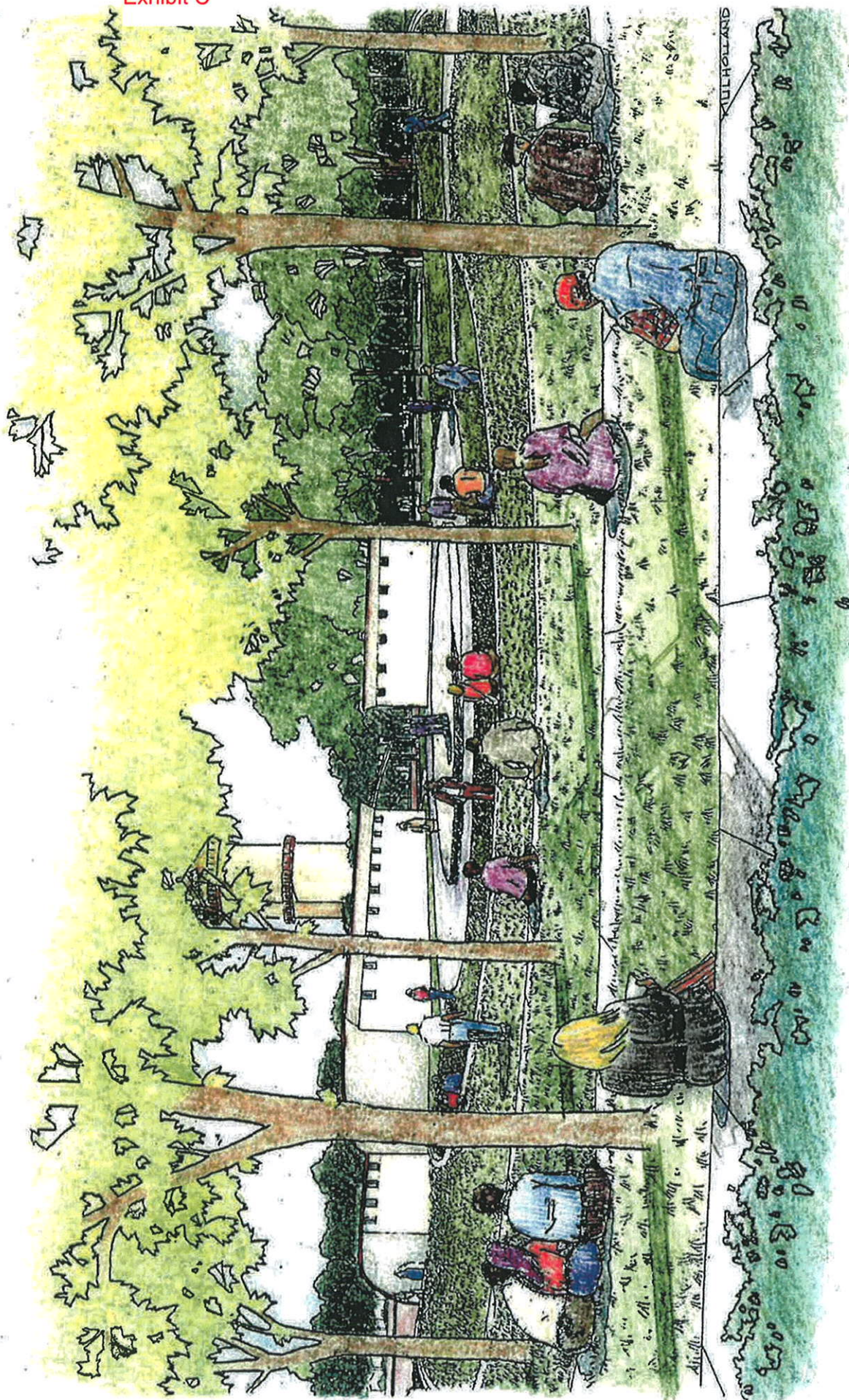


EXHIBIT A-4

**EATON PLAZA
PHASE ONE
(EXHIBIT B-1)**

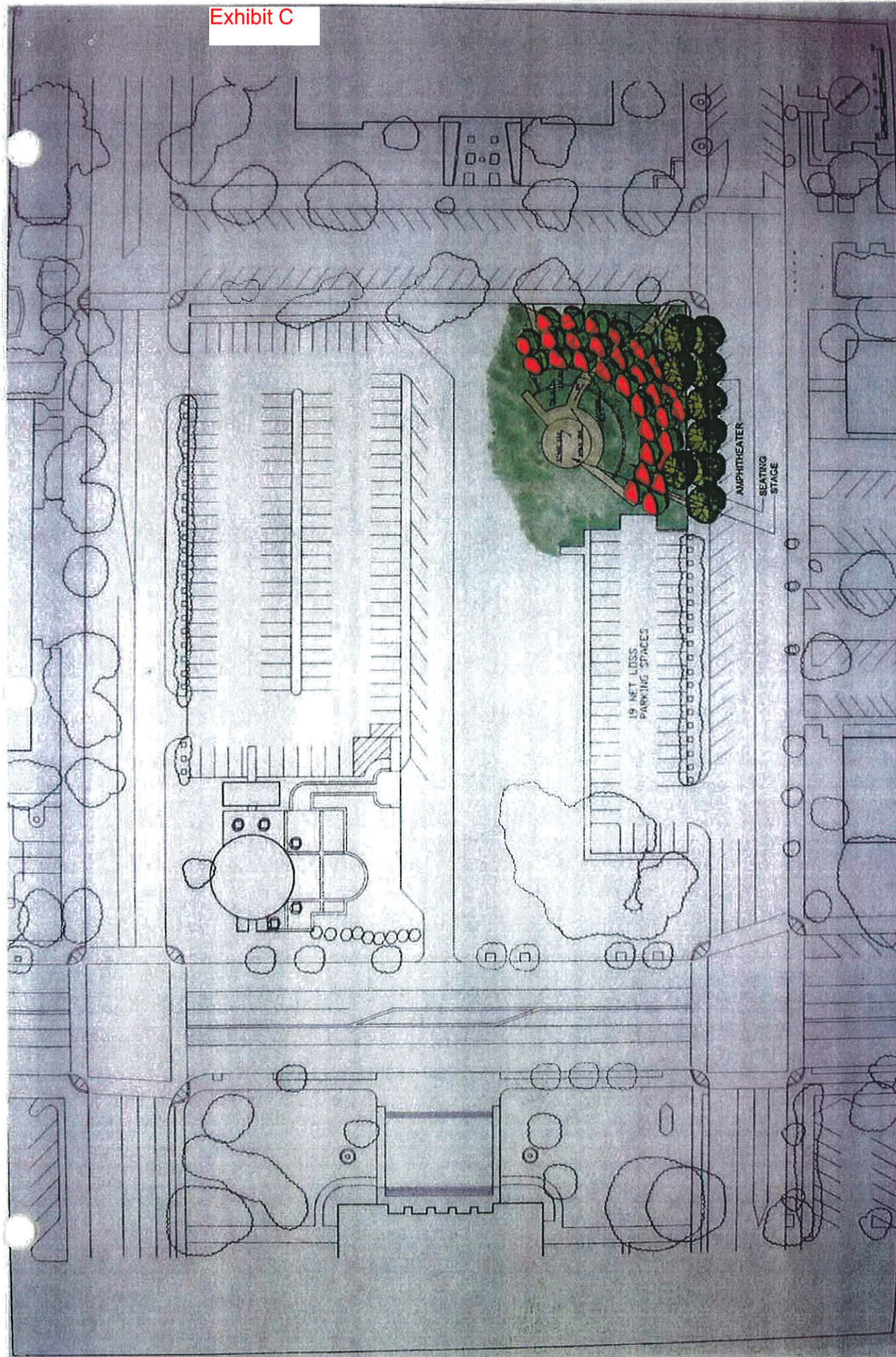




EXHIBIT B-2

MPA Design

Landscape Architects
and Urban Designers

414 Mason Street
San Francisco, CA
94102-1719

415.434.4664
FAX 415.434.4665

Eaton Plaza Master Plan**5 Phase Order of Magnitude for Probable Construction Cost****Eaton Plaza Block Area = 130,400SF****8/24/2004****Phase 1****Phase 1 Area = 14,920 SF**

*Demolition	1	ALLOW	40,000.00	40,000
Traffic Control	1	ALLOW	4,000.00	4,000
Utility Services	1	ALLOW	10,000.00	10,000
Storm Drainage	1	ALLOW	20,000.00	20,000
Earthwork	1	ALLOW	20,000.00	20,000
Treated Concrete Paving	3,078	SF	10.00	30,780
Sidewalk Repair	630	SF	15.00	9,450
Stage	1,250	SF	30.00	37,500
Concrete Seat/Retaining Walls	552	LF	100.00	55,200
Concrete Curb/Gutter	40	LF	25.00	1,000
AC Paving	80	SF	3.50	280
AC Striping/Markings	54	LF	0.25	14
Irrigation	7,645	SF	1.50	11,468
Import Topsoil & Fine Grade	225	CY	28.00	6,300
Lawn Sod	7,591	SF	0.36	2,733
Trees	18	EA	270.00	4,860
Special Trees	20	EA	750.00	15,000
Site Furniture	5	EA	1,600.00	8,000
Signage	1	ALLOW	5,000.00	5,000
Site Lighting@0.5fc	1	ALLOW	55,000.00	55,000

Subtotal **336,584**

Mobilization /Surveying/ Staking (7%) 23,561

Design Contingency (20%) 72,029

O.H. & P. (15%) 64,826

PHASE 1 TOTAL **\$497,000**

Phase 2**Phase 2 Area = 28,500 SF**

<u>Description--On Site</u>	<u>Quantity</u>	<u>Units</u>	<u>Unit Price</u>	<u>Item Total</u>
*Demolition	1	ALLOW	65,000.00	65,000
Traffic Control	1	ALLOW	4,000.00	4,000
Utility Services	1	ALLOW	10,000.00	10,000
Storm Drainage	1	ALLOW	10,000.00	10,000
Earthwork	1	ALLOW	10,000.00	10,000
Treated Concrete Paving	8,133	SF	10.00	81,330
Special Unit Paving	2,000	SF	20.00	40,000
Concrete Curb/Gutter	40	LF	25.00	1,000
AC Paving	80	SF	3.50	280
AC Striping/Markings	54	LF	0.25	14
Irrigation	16,788	SF	1.50	25,182
Import Topsoil & Fine Grade	350	CY	28.00	9,800
Lawn Sod	16,189	SF	0.36	5,828
Shrubs & Groundcovers	475	SF	3.25	1,544
Trees	52	EA	270.00	14,040
Signage	1	ALLOW	2,500.00	2,500
Site Furniture	1	ALLOW	10,000.00	10,000
Site Lighting@0.5fc	1	ALLOW	40,000.00	40,000
Stage/Backdrop	1	ALLOW	45,000.00	45,000
Stage Building	950	SF	325.00	308,750
Sculpture	1	EA	50,000.00	50,000
Subtotal				734,267
Mobilization /Surveying/ Staking (7%)				51,399
Design Contingency (20%)				157,133
O.H. & P. (15%)				141,420
PHASE 2 TOTAL				\$1,084,219

Phase 3**Phase 3 Area = 29,000 SF; Offsite = 2,515 SF**

<u>Description--On Site</u>	<u>Quantity</u>	<u>Units</u>	<u>Unit Price</u>	<u>Item Total</u>
*Demolition	1	ALLOW	30,000.00	30,000
Traffic Control	1	ALLOW	7,500.00	7,500
Utility Services	1	ALLOW	20,000.00	20,000
Storm Drainage	1	ALLOW	10,000.00	10,000
Earthwork	1	ALLOW	10,000.00	10,000
Treated Concrete Paving	4,779	SF	10.00	47,790
Special Unit Paving	6,302	SF	20.00	126,040
Concrete Curb/Gutter	145	LF	25.00	3,625
AC Paving	1,468	SF	3.50	5,138
AC Striping/Markings	200	LF	0.25	50
Irrigation	10,855	SF	1.50	16,283
Import Topsoil & Fine Grade	167	CY	28.00	4,676
Lawn Sod	10,810	SF	0.36	3,892
Shrubs & Groundcovers	496	SF	3.25	1,612
Trees	44	EA	270.00	11,880
Signage	1	ALLOW	20,000.00	20,000
Site Furniture	1	ALLOW	18,000.00	18,000
Site Lighting@0.5fc	1	ALLOW	40,000.00	40,000
Subtotal				376,485
Mobilization /Surveying/ Staking (7%)				26,354
Design Contingency (20%)				80,568
O.H. & P. (15%)				72,511
TOTAL-ON SITE				\$555,918
<u>Description--Off Site</u>	<u>Quantity</u>	<u>Units</u>	<u>Unit Price</u>	<u>Item Total</u>
Special Crosswalk Pav. (2 Loc.)	1	ALLOW	50,000.00	50,000
Subtotal				50,000
Mobilization /Surveying/ Staking (7%)				3,500
Design Contingency (20%)				10,700
O.H. & P. (15%)				9,630
TOTAL-OFF SITE				\$73,830
PHASE 3 TOTAL				\$629,748

Exhibit C

Phase 4

Phase 4 Area = 57,740 SF

*Demolition	1	ALLOW	80,000.00	80,000
Traffic Control	1	ALLOW	4,000.00	4,000
Utility Services	1	ALLOW	27,000.00	27,000
Storm Drainage	1	ALLOW	30,000.00	30,000
Earthwork	1	ALLOW	20,000.00	20,000
Treated Concrete Paving	10,464	SF	10.00	104,640
Special Unit Paving	4,962	SF	20.00	99,240
Granite Paving at Fountain	16,800	SF	25.00	420,000
Concrete Curb/Gutter	40	LF	25.00	1,000
AC Paving	40	SF	3.50	140
Irrigation	25,680	SF	1.50	38,520
Import Topsoil & Fine Grade	400	CY	28.00	11,200
Lawn Sod	24,911	SF	0.36	8,968
Shrubs & Groundcovers	500	SF	3.25	1,625
Trees	85	EA	270.00	22,950
Signage	1	ALLOW	15,000.00	15,000
Trellis	3,512	SF	100.00	351,200
Site Furniture	1	ALLOW	40,000.00	40,000
Site Lighting@0.5fc	1	ALLOW	100,000.00	100,000
Fountain/Water Feature	1	ALLOW	600,000.00	600,000
Subtotal				1,975,483
Mobilization /Surveying/ Staking (7%)				138,284
Design Contingency (20%)				422,753
O.H. & P. (15%)				380,478
PHASE 4 TOTAL				\$2,916,998
TOTAL ONSITE				\$5,054,135

Phase 5**Phase 5 Area = 32,000 SR; Onsite = 240 SF**

<u>Description--Off Site</u>	<u>Quantity</u>	<u>Units</u>	<u>Unit Price</u>	<u>Item Total</u>
Demolition	1	ALLOW	80,000.00	80,000
Utility Services	1	ALLOW	20,000.00	20,000
Traffic Signals	1	ALLOW	60,000.00	60,000
Earthwork	1	ALLOW	30,000.00	30,000
Signage	1	ALLOW	20,000.00	20,000
Special Crosswalk Pav. (2 Loc.)	1	ALLOW	85,000.00	85,000
AC Paving	600	SF	3.50	2,100
AC Striping/Markings	900	LF	0.25	225
Treated Concrete Paving	6,958	SF	10.00	69,580
Special Unit Paving	12,472	SF	20.00	249,440
Import Topsoil & Fine Grade	250	CY	28.00	7,000
Irrigation	7,117	SF	1.50	10,676
Trees	24	EA	270.00	6,480
Lawn Sod	6,496	SF	0.36	2,339
Shrubs & Groundcovers	549	SF	3.25	1,784
Site Lighting@0.5fc	1	ALLOW	40,000.00	40,000
Subtotal				684,623
Mobilization /Surveying/ Staking (7%)				47,924
Design Contingency (20%)				146,509
O.H. & P. (15%)				131,858
TOTAL-OFF SITE				\$1,010,915
 5 PHASE TOTAL				 \$6,138,879